



CITY OF MORGAN HILL  
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

---

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236  
Website Address: [www.morgan-hill.ca.gov](http://www.morgan-hill.ca.gov) / Email: [General@ch.morgan-hill.ca.gov](mailto:General@ch.morgan-hill.ca.gov)

## PLANNING COMMISSION

TUESDAY, JUNE 10, 2008

CITY COUNCIL CHAMBERS  
CIVIC CENTER  
17555 PEAK AVENUE  
MORGAN HILL, CA 95037

### COMMISSIONERS

CHAIR SUSAN KOEPP-BAKER  
VICE-CHAIR MIKE R. DAVENPORT  
COMMISSIONER H. GENO ACEVEDO  
COMMISSIONER ROBERT L. ESCOBAR  
COMMISSIONER RALPH J. LYLE  
COMMISSIONER JOSEPH H. MUELLER  
COMMISSIONER WAYNE TANDA

REGULAR MEETING - 7:00 P.M.

\*\*\* A G E N D A \*\*\*

### NOTICE TO THE PUBLIC

*The following policies shall govern the conduct of the Planning Commission meetings:*

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes*

## PLANNING COMMISSION MEETING AGENDA

JUNE 10, 2008

PAGE 2

### **DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

#### **OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**MINUTES:** May 13, 2008 and May 27, 2008

#### **PUBLIC HEARINGS:**

- 1) **EXCEPTION TO LOSS OF BUILDING ALLOCATION, ELBA-08-05: DIANA-EAH:** A request for an exception to loss of building allocations for an 80-unit project to be constructed on a 3.6-acre site located on the north side of E. Dunne Ave., south of Diana Ave. adjacent to the east side of the railroad. The extension request is for a 12-month extension of the FY 2008-09 building allocations. (APN 726-04-006, 011 & 012).

**Recommendation:**

- 1) Reopen Public Hearing;
- 2) Adopt Resolution approving a 12-month extension with recommendation to forward to the City Council for approval; or
- 3) Adopt Resolution with recommendation to forward request to the City Council for denial.

- 2) **ZONING AMENDMENT, ZA-08-11: CITY OF MORGAN HILL-CHANGES TO THE RESIDENTIAL DEVELOPMENT CONTROL SYSTEM STANDARDS & CRITERIA:** A request to amend Chapter 18.78 of the Morgan Hill Municipal Code, amending the evaluation standards and criteria for proposed residential developments as set forth in Sections 18.78.200 through 18.78.410 of the Municipal Code.

**Recommendation:** Open Public Hearing/Adopt Resolution with recommendation to forward to the City Council for approval.

- 3) **POLICY DIRECTION REGARDING DEFINITION OF SENIOR HOUSING TYPES, STANDARDS AND APPLICABILITY OF THE RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDSCS):** Consideration and discussion of various senior housing types and the need to clarify RDSCS applicability. Also, consideration of new zoning definitions for the various types of senior accommodations and direction on the appropriate locations for the various types of senior housing.

**Recommendation:** Discuss and give direction.

## PLANNING COMMISSION MEETING AGENDA

JUNE 10, 2008

PAGE 3

### ANNOUNCEMENTS:

### UPCOMING AGENDA ITEM(S) FOR THE JUNE 24, 2008 MEETING:

- DA-08-01: Myrtle-Latala
- DS-08-01: Myrtle-Latala
- Historical Resources Ordinance

### CITY COUNCIL REPORTS

### ADJOURNMENT

### SPEAKER CARD

*IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

### *NOTICE*

### *AMERICANS WITH DISABILITY ACT (ADA)*

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

### *NOTICE*

*NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

### *NOTICE*

*The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*